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DESIGN AND ACCESS STATEMENT

Project: Extension to Woodbank Cottages
Site: Woodbank Cottage, Pontcysyllte, Llangollen, LL20 7YR

To be read in conjunction with drawing No's and details;

- WC/PD/01-As proposed-01-Proposed Floor Plans
- WC/PD/02-As proposed-02-Proposed Elevations
- WC/PD/03-As proposed-03-Proposed Section
- WC/PD/04-As existing-04-Existing Site Layout
- WC/PD/05-As proposed-05-Proposed Site Layout



Fig. 1 – Location of Existing Site

1. Introduction

This statement is provided in support of a Householder Planning Application to Woodbank Cottage Pontcysyllte, Llangollen, LL20 7YR.

The proposal is to have a first-floor extension to the existing property, the works will be outlined within this document and the associated drawings. The existing dwelling is Grade 2 listed Georgian property.

Woodbank Cottage was built in 1790 and was occupied by Thomas Telford the famous engineer whom built and designed the Pontcysyllte Aqueduct and Llangollen Canal as his drawing office. The house is listed as a fine and well-preserved example of late Georgian villa-type house, situated in the World Heritage Site.

Situated on hillside between B5434 and Llangollen Canal, overlooking the Dee valley and Pont Cysyllte. Although the rear of house is built tight against the canal bank the gardens at front have been artificially raised above natural hillside.

The site has a previous planning application under the planning code P/2006/1252, this application was a proposal for a first-floor extension and was approved in January 2007, but the works did not get implemented.

2. Proposed Layout & Design & Scale

The proposal is to create an additional bedroom and en-suite to increase the house from its current 3 bed to a 4 bed. Internal alterations are also going to be carried out, this includes extending the kitchen.

The increase in height over the existing ground floor will be approximately 2.1m in height and 3.2m internally wide at the first floor. The design will also incorporate a gable roof to the rear and will include an internal valley where the proposed roof and existing roof meet.

With this design we are putting forward there will be no material changes to the front elevation. The appearance of the extension is to be render to match the existing extension to the side of the property, the design incorporates natural slate roofing. Due to the property being Grade 2 Listed, the intention is to install timber sash windows to match the existing Georgian Styled windows. An existing window is going to be moved and re-used in the new en-suite.

3. Conclusion

To conclude the application seeks planning permission for a proposed first floor extension, which has been designed and is to be constructed in materials that compliments the existing dwelling in order to integrate the development visually with the existing surroundings.

It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings. This application has been previously approved and there has been no material changes from the previous application.